Name and Address of New Owner:
2K Development, LLC
1032 Scovel Street
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 865678 DEEDWARR
06/01/2022 01:38:57 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20220601-0063316

Map & Parcel No: 102-12-0-047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rhonda Porter and Rhonda Porter, Heir of The Estate of Lydia W. Moran**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **2K Development, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Horton Heights, Section D, of record in Plat Book 2133, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Thomas Moran and wife, Lydia W. Moran by Warranty deed from Joe E. Whitfield and wife, Thelma Viola Whitfield filed of record June 22, 1993 in Book 8990, page 198, Register's Office for Davidson County, Tennessee. Frank Thomas Moran died on June 9, 2006, leaving Lydia W. Moran as the surviving tenant by the entirety. Further being the same property conveyed to Lydia W. Moran, a widow and Rhonda Porter, married by QuitClaim deed from Lydia W. Moran filed of record April 9, 2018 in Instrument No. 20180409-0032870, Register's Office for Davidson County, Tennessee. Lydia W. Moran died intestate on February 9, 2021 leaving Rhonda Porter as her sole heir. A probate was opened in in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee Probate Division Case No. 21P027. For further information please see Affidavit of Heirship filed of record in Instrument No. 20220601-0063314 and Instrument No. 20220601-0063315, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 6724 Greeley Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of May, 2022.

_____(SEAL)
Rhonda Porter

The Estate of Lydia W. Moran

By: _____(SEAL)
Rhonda Porter, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2022, before me personally appeared Rhonda Porter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2022.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2022, before me personally appeared Rhonda Porter, Heir of The Estate of Lydia W. Moran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2022.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $825,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of May, 2022.

Notary Signature
My commission expires: 2/9/24

